| 145.0 | 0001 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 934,500 / 934,500 |
| | | | | | USE VALUE: | 934,500 / 934,500 |
| | | | | | ASSESSED: | 934,500 / 934,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 9 | | EASTERN AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BLOCK CAREN M ETAL/ TRUSTEES |
| Owner 2: | 9 EASTERN AVE NOMINEE TRUST |
| Owner 3: | |
| Street 1: | 9 EASTERN AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KROLL JENNIFER & - |
| Owner 2: | BLOCK CAREN - |
| Street 1: | 9 EASTERN AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 4,226 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily N/A Exterior and 1976 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4226.000 | 497,100 | | 437,400 | 934,500 |
| Total Card | 0.097 | 497,100 | | 437,400 | 934,500 |
| Total Parcel | 0.097 | 497,100 | | 437,400 | 934,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.87 | /Parcel: 472.8

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 94828

**GIS Ref**

**GIS Ref**

**Insp Date** 04/19/18

!11311!

## PREVIOUS ASSESSMENT

Parcel ID 145.0-0001-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 497,200 | 0 | 4,226. | 437,400 | 934,600 | 934,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 379,000 | 0 | 4,226. | 410,100 | 789,100 | 789,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 379,000 | 0 | 4,226. | 339,000 | 718,000 | 718,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 379,000 | 0 | 4,226. | 311,700 | 690,700 | 690,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 379,000 | 0 | 4,226. | 284,300 | 663,300 | 663,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 364,300 | 0 | 4,226. | 278,900 | 643,200 | 643,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 193,600 | 0 | 4,226. | 259,200 | 452,800 | 452,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 193,600 | 0 | 4,226. | 246,600 | 440,200 | 440,200 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:29:45 |

**LAST REV**

| Date | Time |
|---|---|
| 12/20/18 | 17:59:56 |
| danam | |
| 11311 | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KROLL JENNIFER | 69581-111 | | 7/11/2017 | Convenience | 1 | No | No | | |
| NGUYEN BINH & T | 67407-184 | | 6/10/2016 | | 905,000 | No | No | | |
| DELDON NICHOLAS | 62905-168 | | 11/8/2013 | Chgd>Assmt< | 787,000 | No | No | | |
| HENEBURY JOHN J | 41320-450 | | 10/30/2003 | | 355,000 | No | No | | |
| HENEBURY JOHN | 29363-35 | | 11/13/1998 | Family | | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/17/2018 | 1523 | Re-Roof | 8,175 | C | | | | |
| 9/29/2016 | 1187 | Add Bath | 35,000 | O | | | | add mstr bath 2ndF |
| 1/8/2013 | 27 | Manual | 27,500 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/19/2018 | TTL REFUSAL | HS | Hanne S |
| 3/13/2017 | SQ Returned | MM | Mary M |
| 5/16/2013 | Info Fm Prmt | EMK | Ellen K |
| 2/24/2009 | Entry Denied | 372 | PATRIOT |
| 10/26/2000 | Hearing Chag | 201 | PATRIOT |
| 10/25/2000 | Inspected | 201 | PATRIOT |
| 12/9/1999 | Mailer Sent | | |
| 11/30/1999 | Measured | 263 | PATRIOT |
| 1/1/1982 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 94828 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4226 | | Sq. Ft. | Site | | 0 | 80. | 1.29 | 9 | | | | | | | | | 437,425 | | | | | | 437,400 | |

Total AC/HA: 0.09702 | Total SF/SM: 4226 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 437,425 | Spl Credit | Total: 437,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | | | |
| Sec Wall: | 1 - Wood Shingl | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | CEDAR | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1927 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G15 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 167.046 |
| Other Features: | 114000 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 521114 |
| Depreciation: | 23971 |
| Depreciated Total: | 497143 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | BRs: 3 | | Baths: 2 | | | | | HB 1 | | |

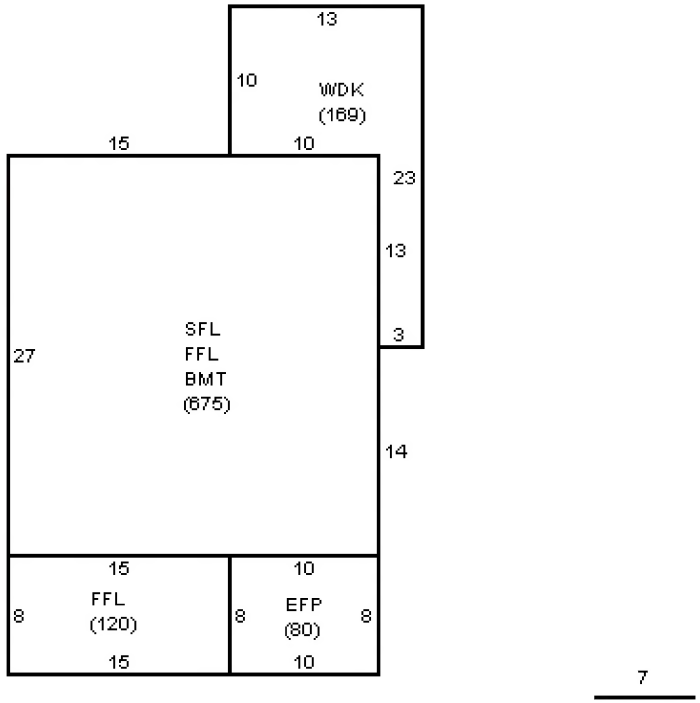
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 202.13 |
| Special Features: | 0 | Val/Su Net: | 207.64 |
| Final Total: | 497100 | Val/Su SzAd | 338.16 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 795 | 167.050 | 132,801 |
| BMT | Basement | 675 | 95.220 | 64,271 |
| SFL | Second Floor | 675 | 167.050 | 112,756 |
| WDK | Deck | 169 | 11.800 | 1,994 |
| EFP | Enclos Porch | 80 | 60.640 | 4,851 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,394 | | | Total: | 316,673 |
| Size Ad | 1470 | Gross Are | 2394 | FinArea | 1976 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 75 | G | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

145.0-0001-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8x12 | A | AV | 2016 | 0.00 | T | 2.4 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc